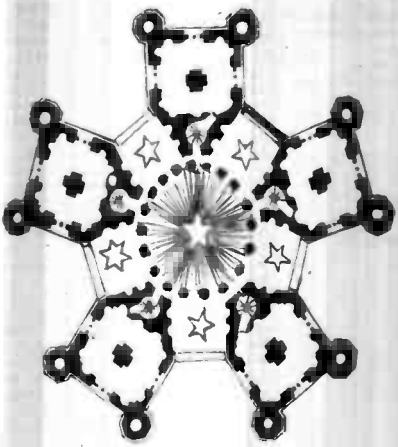
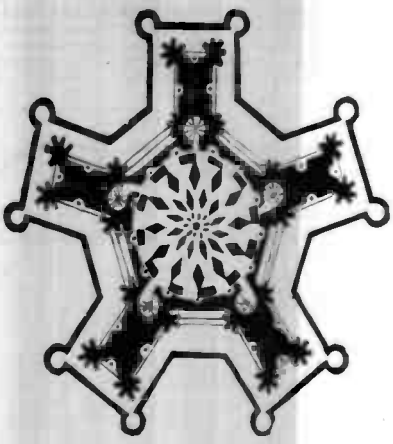


First Section.



Second Section.

FRIENDLY CO-OPERATIVE BUILDING SOCIETY.

On Thurday last the first annual meeting of this society was held at the Prince Albert, Sherborne-street, Blandford-square, when a most respectable party of about sixty of the members, assembled and partook of an excellent dinner, provided by the worthy landlord. It was truly gratifying to witness the display of good feeling and unanimity which pervaded the meeting, and more than all, that spirit of staunch resolve which the praiseworthy exertions, and the success of the last twelvemonth, had infused into them. This is a body whose aim and object is, by a discreet union of their means and abilites, to labour for the attainment of that competence which the exercise of their individual skill and foresight is hardly calculated, in these days of competitive strife, to secure. Their success has been signal, much more so, in fact, than we would have given credence to an account of, had we not obtained our knowledge through authentic sources. It came out in the course of the address of Mr. Payne, the secretary of the society, that scarcely one twelvemonth has yet passed over their heads *as members*, and they are now in possession of property in cash and in buildings to a surprising amount; their dividend at last Midsummer, upon their previous half-year's working, was 10 per cent.! At the first meeting, about Christmas of last year, the payments and assets to credit were 63*l.* 15*s.*; in July of the present year the above dividend was declared, and the sum of 1,133*l.*, the value of three houses; the carcasses of three other houses, valued at 435*l.*; the stock in trade in timber, bricks, &c. taken at 445*l.* 0*s.* 4*d.*; and in cash at 104*l.* 12*s.* 10*d.*; making in all a total of 2,117*l.* 13*s.* 2*d.* representing the credit side of their transactions, while their debit was considerably under the line, thus leaving them in a condition to declare the dividend above alluded to, and to stand in possession of the elements of great present, and future good. The rate of profit in fact is 4*d.* per month upon each share of 1*l.* Of these shares of 1*l.* each there are now about 500 subscribed for among 125 members. This number of members has been, since the formation of the society, greatly on the increase; it commenced with 39: at Lady-day last it rose to 77, and at Midsummer to 88, since when it has attained its present number. There are, we understand, upwards of 60 carpenters, 12 plasterers, 6 masons, 7 plumbers and glaziers, and smaller numbers of the other building crafts, but there are, besides, members of other trades, and two who were read out as gentlemen.

The plan pursued is this: under the direction of a committee of management, a superintendent of works, Mr. Daniel Cross, to whom much is owing for the plan and organization of the society, an audit board, trustees, steward, and secretary, a piece of ground is engaged whereon to build the carcase of a number of houses, or complete houses, or the carcases are purchased already standing, to finish. Members of the society out of other employment are engaged upon the works and paid wages to a certain amount, contributing the remainder as capital, through which they become secured in an equivalent number of shares. Thus the idle season of winter or otherwise, is diligently filled up, and men who would in all probability be thrown upon the most necessitous issues, are secured against the present and a future day of want.

However, we must make this glance at the constitution and functions of the society suffice, and conclude with that notice of the entertainment of the evening in question, which all men look for in connection with such incidents.

The first toast was proposed by the chairman, Mr. Eales (one of the trustees)—"The Queen and the rest of the Royal Family." Three times three.

The next toast—"The Trustees, Messrs. Eales, Birch, and Bell," which was acknowledged by Mr. Eales in a neat and appropriate speech.

The third toast was that of—"The Health of the Secretary, Mr. Payne," who went into a long and interesting statement, out of which we have gleaned the foregoing particulars, in our inability to give a full report.

The fourth—"The Managing Committee."

The fifth toast—"The Health of Mr. Daniel Cross, the Superintendent," which was replied to in a sound practical speech; then followed the healths of the several other officers of the society, and a bumper for success to the Friendly Co-operative Builders Society.

In conclusion, we can only repeat that meetings such as these are calculated to raise the drooping hopes of those who have long looked in almost despairing mood at the anomalous state of society and of citizenship, and who, by rallying round these and similar useful institutes, will be able to bring back that independent race of small property men and freeholders, whom the selfish and grasping tendancies of the present times have well nigh succeeded in expelling.

RUINS OF "BIRS NEMROUD," THE TOWERS OF NIMROD, AT BABYLON.

SUPPOSED TO BE THE TOWER OF BABEL.

(*Referred to and described in "Lectures on Architecture," &c., p. 495.*)

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